

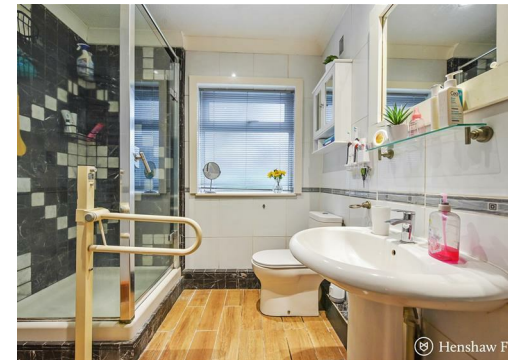


Oaklea | £535,000

Fawley Road, Hythe, Hampshire, SO45 3NH





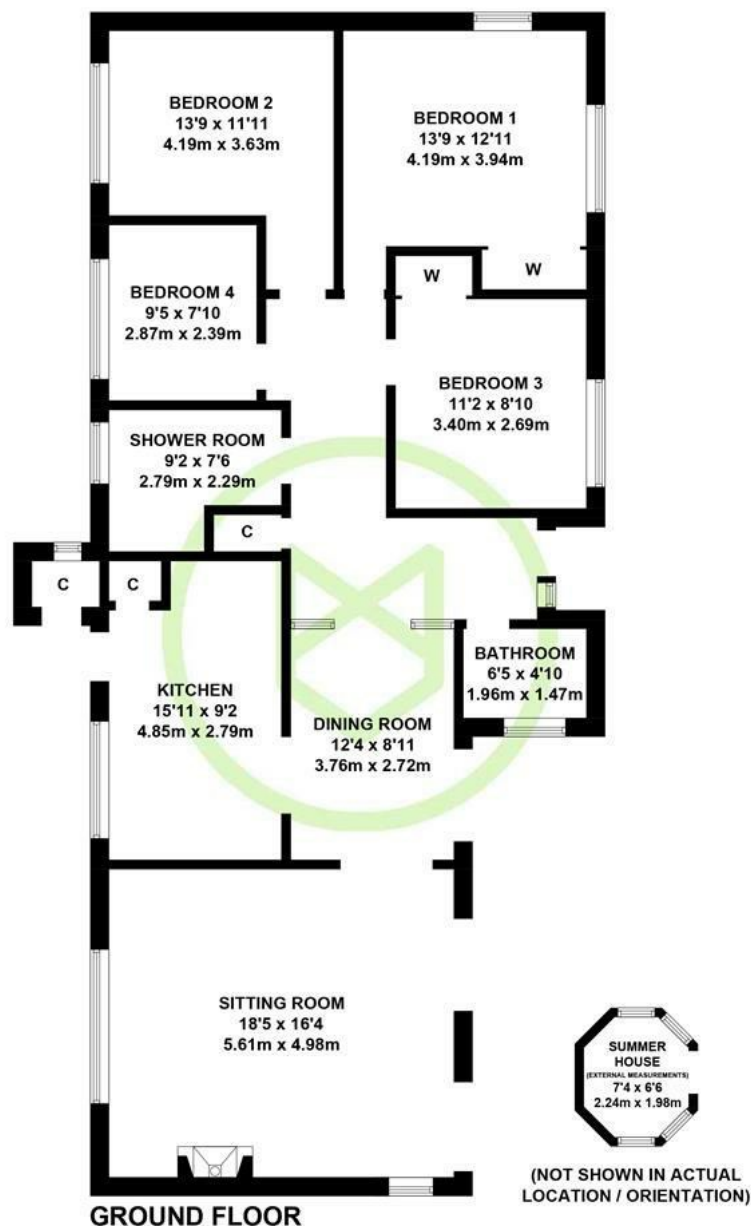


Oaklea  
Fawley Road, Hythe, Hampshire, SO45 3NH

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APPROXIMATE GROSS INTERNAL AREA = 1363 SQ FT / 126.6 SQ M  
 SUMMER HOUSE & EXTERNAL CUPBOARD = 39 SQ FT / 3.6 SQ M  
 TOTAL = 1402 SQ FT / 130.2 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1160118)

## Summary

Situated in a private position, this spacious single storey home offers a sense of seclusion while still being conveniently located near local amenities and transport links, with the vibrant village centre of Hythe brimming with a wealth of eateries and shops a short distance away. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The open plan dining and sitting room overlook the gardens and are complemented by a well appointed kitchen and range of integrated appliances. The impressive landscaped gardens extend to just over a fifth of an acre with various areas to sit and relax along with a water feature and covered pond with various outbuildings. Off road parking is available on the private driveway fitted with an electric charging point.

## Features

- A spacious single storey family home
- Generous landscaped gardens extending to over a fifth of an acre
- Four well proportioned bedrooms
- Modern shower room and separate bathroom
- Open plan sitting & dining room
- Fitted kitchen with a range of integrated appliances
- Bi-fold doors opening onto a raised decking area
- Covered pond, summer house, greenhouse and various seating areas
- Hot tub
- Off road parking

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential A

# Oaklea,

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## Accommodation

The recessed and part glazed front door opens into the spacious and welcoming reception hall which serves all primary rooms with space of coats and shoes. A hatch with pull down ladder accesses the loft space with a shelved airing cupboard housing the gas fired boiler. French doors open to the generous dining area overlooking the garden via patio doors, flowing into the triple aspect sitting room which features a log burning stove and rustic oak mantle with bi-fold doors to a raised decked seating area. The fitted kitchen offers range of wall and base units with contrasting walnut effect work surfaces. Integrated appliances include an eye level double oven, five burner gas hob with extractor hood over, dish washer and washing machine. Space is available for a free standing fridge freezer with other features including a carousel corner unit, larder cupboard and access to the rear garden.

The four bedrooms are well proportioned with bedroom one benefitting from a dual aspect and fitted wardrobes. The fully tiled shower room comprises a shower cubicle, dual flush wc, wash basin and heated towel rail. A separate bathroom comprises a roll top bath, wc and heated towel rail.

## Parking

Ample off road parking on a private driveway fitted with an Electric Car Charging Point.

## Outside

A secure side gate accesses the private and mature gardens which envelop the property with a raised decking area which abuts the reception rooms. This well tended and landscaped outdoor space is fully fenced and offers various seating areas to relax or entertain. Shaped lawns are punctuated with a variety of mature plants, shrubs and trees with a pathway extending around the property. Features include a rockery with water feature and covered pond, summer house, fire pit, pergola covered seating area, two timber sheds, log store and hot tub area.

## Location

Hythe is a bustling town situated on the Eastern edge of the New Forest and sits on the shores of Southampton Water offering an array of leisure activities from horse riding to water sports. Hythe offers a full range of local amenities including shops, restaurants and the stylish Hythe Marina with local schooling for all ages close by as well as Applemore Sports Centre and a large superstore. Easy access to the A326 leads to the motorway networks providing fast links to the south coast and London with a Ferry direct to Southampton Town Centre.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Wildground Infant School & Wildground Junior School

## Secondary School

Applemore College

## Council Tax

Band E - New Forest District Council

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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